

CENTURY 21[®]

Judge Fite Company



118 DICKEY ROAD

SADLER, TX 76264



\$1,750,000



1 acres

DESCRIPTION

Exceptional builder opportunity at 118 Dickey Road in Sadler, Texas. This property offers endless potential in a quiet, rural setting—ideal for those seeking privacy, flexibility, and a slower pace of life. With wide-open space and minimal surrounding congestion, the land is well-suited for a custom home, barndominium, or future residential development. Located in a peaceful North Texas area with convenient access to Sherman, Gainesville, and Lake Texoma, this property provides the perfect balance of seclusion and accessibility. The expansive setting allows for creative design, outdoor amenities, and long-term value appreciation. An excellent opportunity for builders, investors, or buyers looking to create a private retreat with room to grow. Bring your vision and unlock the full potential of this property.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21125749

YEAR BUILT:

COUNTY: Grayson

TRACT OR SUBDIVIION: none

LIST DATE: 01/01/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 52.63

LOT SIZE (SQFT): 2,292,562

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- HardwoodTrees
- Pasture
- PondOnLot
- Ravine
- ManyTrees
- SprinklerSystem
- Wooded

FENCING:

- BarbedWire
- Wood
- Wire

UTILITIES

UTILITIES:

- ElectricityAvailable
- Propane
- None
- SepticAvailable
- SeeRemarks
- WaterAvailable

LISTED BY: Derek Baiza 

ADDITIONAL PROPERTY DETAILS

PHONE: 325.267.1403

BROKERED BY: Engel & Volkers Frisco

century21judgefite.com

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